1. Meeting Materials

Documents:

01-12-23 DESIGN REVIEW COMMITTEE PACKET (PDF).PDF
01-12-23 DESIGN REVIEW COMMITTEE AGENDA (PDF).PDF
REVISED FAÇADE DESIGN

Vertical wood

Horizontal wood

COVER Home Repair
REVISED FAÇADE DESIGN

Material Specs:
- Maple hardwood; this design uses~5” width for the boards
  - Possible durable sustainable alternative: Accoya siding (https://www.accoya.com/)
- Corrugated metal siding
- Blue paint for doors, window borders, and main sign (Hex code #2B2E88)
- Blue metal for the awnings (Hex code #2B2E88), supported by cables
- Lights: exterior sconces
  - Lantern style (similar to that shown in design): https://www.lampsplus.com/products/mosconi-15-inch-high-black-outdoor-wall-lights-set-of-2__1n896.html
  - Possible modern alternative: https://www.lampsplus.com/sfp/98Y72/?cm_mmc=GOOG-SH--NA--NA--98Y72&sourceid=DFGPD98Y72&gclid=Cj0KCQiatICd BhCLARIsALUBFcELVLdtdt50TNUlzJ6-OSOSbS AhSohA12a2DlRlbaRIOfo16CaNhqHoaAupGEALw_wcB
Swift & Co.     2000.50.794
Arthur Sawyer, Mgr; Tom Dignan [tallest]
Seth Blanchard [folded hands]
COVER HOME REPAIR

Interior Renovation

PROJECT TEAM

OWNERS REP:
COVER HOME REPAIR
CONTACT: HELEN HONG
EXECUTIVE DIRECTOR

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ARCHITECT:
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ARCHITECTS + PLANNERS, LLC
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DRAWING INDEX

A0-1 COVER
A0-2 GENERAL NOTES
A2-1 LOWER LEVEL FLOOR PLAN
A2-2 LOFT LEVEL FLOOR PLAN
A5-1 ELEVATION AND SECTIONS
A7-1 WALL TYPES
A7-2 STAIR DETAILS
A7-3 DOOR SCHEDULE

DRAWING SYMBOL LEGEND

ROOM NAME
ROOM #
VIEW NAME
SCALE
ELEVATION NAME
ELEVATION
ELEVATION LEVEL INDICATOR
BUILDING/WALL SECTION DETAIL
ELEVATION INDICATOR
DETAIL REFERENCE TO PLAN OR SECTION DETAIL ENLARGEMENT
COLUMN CENTER LINE
DOOR TYPE INDICATOR
WINDOW TYPE INDICATOR
WALL TYPE INDICATOR
EXISTING WALL OR COMPONENT TO REMAIN, UNLESS NOTED OTHERWISE
WALL OR COMPONENT TO BE REMOVED
NEW WALL OR COMPONENT
GENERAL NOTES
A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING & ZONING CODES AND IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF ALL APPLICABLE CONSTRUCTION STANDARDS IN THE JURISDICTION OF THE BUILDING.
B. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & ELEVATIONS SHOWN FOR, OR TO EXISTING CONSTRUCTION PRIOR TO FABRICATION OR NEW CONSTRUCTION. DO NOT SCALE DRAWINGS. PLEASE NOTIFY STUDIO NEXUS, ARCHITECTS + PLANNERS OF ANY DIMENSIONAL DISCREPANCIES IMMEDIATELY. ALL EXISTING INTERIOR & EXTERIOR DIMENSIONS ARE TO THE FACE OF FINISHES. ALL NEW INTERIOR & EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
C. ALL MATERIALS, EQUIPMENT AND COMPONENTS SHALL BE NEW AND OF GOOD QUALITY.
D. WHERE EXISTING CONSTRUCTION, WALLS, OR FINISHES ARE REMOVED, ALL DISTURBED SURFACES TO REMAIN EXPOSED ARE TO BE PATCHED TO MATCH ADJOINING SURFACES. DISTURBED SURFACES TO BE COVERED WITH NEW FINISHES SHALL BE PATCHED AND PREPARED TO RECEIVE NEW FINISHES.
E. WHERE EXISTING MATERIALS OR SYSTEMS ARE TO BE REUSED IN NEW CONSTRUCTION OR ARE TO REMAIN IN PLACE, PROTECT SUCH MATERIALS AND SYSTEMS SO THAT THEY MAY BE CONTINUED IN OR RETURNED TO NORMAL SERVICE. RESTORE ANY EXISTING WORK DAMAGED BY THE OPERATIONS OF THE CONTRACTOR TO THE LEVEL OF SERVICEABILITY WHICH EXISTED BEFORE THE DAMAGE OCCURRED.
F. PROVIDE BLOCKING AND FIRE-STOPPING TO MEET ALL APPLICABLE CODES. PROVIDE SOLID BACKING AND WALLS AND CEILINGS TO RECEIVE MILLWORK, TRIM, LIGHT FIXTURES, PROJECTORS, ACCESSORIES, OR OTHER SURFACE MOUNTED ITEMS.
G. NOTES AND SYMBOLS ARE TO APPLY AT ALL AREAS OF SIMILAR GRAPHIC REPRESENTATION. SUCH INDICATIONS MAY BE LIMITED TO PROMOTE CLARITY OR AVOID REDUNDANCY. NO LIMITATION OF APPLICATION SHALL BE CONSTRUED WITHOUT SPECIFIC NOTATION.
H. EQUIPMENT AND APPLIANCES ARE SHOWN FOR REFERENCE ONLY (DASHED OR GRAY), THE GENERAL CONTRACTOR AND DESIGN/BUILD CONTRACTORS SHALL COORDINATE ALL OWNER EQUIPMENT AND APPLIANCE SIZES AND SPECIFICATIONS, PRIOR TO PERFORMING WORK AT THESE AREAS, FOR PROPER INTEGRATION INTO THE ARCHITECTURAL PLANS. PROVIDE SOLID WOOD BLOCKING IN THE WALLS TO ACCOMMODATE ANTICIPATED LOADS. NOTIFY ARCHITECT OF ANY DISCREPANCY WITH THE PLANS BEFORE PROCEEDING WITH THE WORK.
I. WORK NOT SHOWN ON THE PLANS IS NOT PART OF THE ARCHITECTURAL SCOPE OF WORK. THE CONTRACTOR SHALL COORDINATE SCHEDULING WITH THE OWNER TO ENSURE TIMELY INSTALLATION BY THE OWNER OR OWNER'S VENDOR. INTEGRATE SYSTEMS TO BE CONCEALED AND COORDINATE ROUTING AND CHASES WITH THE ARCHITECT.
J. REPAIR FINISHES AFFECTED BY INSTALLATION OF THE STRUCTURAL MECHANICAL, ELECTRICAL, PLUMBING. MATCH THE EXISTING ADJACENT SURFACES AND APPEARANCE, REPAIR/REPLACE ANY AND ALL DAMAGED ITEMS.
K. CHECK ALL DIMENSIONS AND DETAILS FOR OVERALL ACCURACY APPROPRIATE TO THE LOCAL CONDITIONS. THE FINAL SELECTION OR SUBSTITUTION OF MATERIALS CAN CREATE VARIATIONS IN DIMENSIONS AND DETAILS OF THE FINISHED PRODUCT AND MUST BE CAREFULLY COORDINATED. FOR EXAMPLE, IF STANDARD LUMBER JOISTS ARE USED IN PLACE OF ENGINEERED FLOOR JOISTS, THE FLOOR-TO-FLOOR DIMENSION WOULD REQUIRE REVISED STAIR DIMENSION AND FRAMING. CHANGES DUE TO SUBSTITUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
L. ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS. ALL MANUFACTURERS' INSTRUCTIONS SHALL BE FOLLOWED TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEE.
M. NAMES OF MATERIALS AND MANUFACTURERS SHOWN ON THE CONSTRUCTION DOCUMENTS DO NOT REPRESENT AN ENDORSEMENT OR RECOMMENDATION BY STUDIO NEXUS, ARCHITECTS + PLANNERS. FINAL SELECTIONS OF MATERIALS ARE THE RESPONSIBILITY OF THE OWNER AND/OR BUILDER, INCLUDING, BUT NOT LIMITED TO PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING AND MANY OTHER SMALL ITEMS AND DETAILS NOT NECESSARILY INDICATED ON THE CONSTRUCTION DOCUMENTS, AND OVER WHICH STUDIO NEXUS, ARCHITECTS + PLANNERS HAS NO CONTROL OR RESPONSIBILITY.
N. THE NEW OFFICE AND LIBRARY AREAS ARE BEING PROVIDED WITH AN ACCESSIBLE PATH BY LEVELING THE PRIMARY PATH OF EGRESS INTO THE SPACES. PER ADA 2010 THE ENTIRE SLOPED FLOOR IS NOT REQUIRED TO BE REMOVED AS THE COST TO REMOVE AND REPLACE IT WILL EXCEED 20% OF THE TOTAL COST AND WOULD BE DISPROPORTIONATE. REASONABLE ACCOMMODATIONS CAN BE MADE FOR INDIVIDUALS TO ACCESS ITEMS LOCATED ON THE EXISTING SLOPED PORTIONS OF THE FLOOR IF NECESSARY. PER NFPA L-4.3* EQUIVALENT COMPLIANCE. ALTERNATIVE SYSTEMS, METHODS, OR DEVICES APPROVED AS EQUIVALENT BY THE AUTHORITY HAVING JURISDICTION SHALL BE RECOGNIZED AS BEING IN COMPLIANCE WITH THIS CODE.
PLAN KEYNOTES:
1. RECOMMENDED FIRE RATING ENCLOSURE BUT NOT REQUIRED OF OIL TANK: PROVIDE 2 LAYERS OF 5/8" TYPE "X" GYPSUM ON THE CEILING OF THE LOFT. ACCESS DOOR AND FRAME NOT FIRE RATED. CONSIDER REPLACING THE EXISTING STEEL OIL TANK WITH A DOUBLE WALL OIL TANK TO AVOID LEAKS WITHIN A SPACE OCCUPIED BY THE PUBLIC.
2. EXISTING RISE AND RUN MEETS REQUIREMENTS OF TABLE 7.2.2.2.1.(b), PROVIDE HANDRAILS ON BOTH SIDES OF STAIR AND REPLACE GUARDS AT LOFT AND STAIR.
3. FLOOR SLOPE EXCEEDS 1 DEGREE. SEE SECTION FOR BUILT UP FLOOR SLOPE OR REQUEST A REASONABLE ACCOMMODATION FOR THE CONTINUED USE OF THE FLOOR WITH THE EXISTING SLOPE.
4. THE HEADROOM DOES NOT MEET THE 7' 0" REQUIREMENTS OF 7.1.5.1. REQUEST A WAIVER FOR THE HEIGHT FROM THE BUILDING INSPECTOR TO ALLOW THE CONTINUED USE OF THE MEZZANINE. IF GRANTED, REBUILD THE STAIRS TO COMPLY WITH TABLE 7.2.2.2.1.(a), PROVIDE HANDRAILS ON BOTH SIDES OF STAIR AND NEW GUARDS AT LOFT AND STAIR.
5. SUPPORT LOFT WITH NEW, SALVAGED, OR BUILT UP 6 X 6 POSTS 4'-0" O.C. ANCHOR TO FLOOR WITH SIMPSON ABA66Z AND TO BEAM WITH SIMPSON ACD6Z.
6. EMPLOYEE WORK AREAS LESS THAN 1,000 SF ARE EXEMPT FROM THE REQUIREMENT OF AN ACCESSIBLE ROUTE (402). THE NEW STAIR AT EXIT DOOR MUST BE BUILT WITH A LANDING, AND THE RAMP IS NOT REQUIRED TO MEET THE ACCESSIBILITY CODE, SO IT MAY EXCEED 1:12 SLOPE.
7. EXISTING SLOPED SIDEWALK DOES NOT MEET ACCESSIBLE REQUIREMENTS DUE TO EXCESSIVE SLOPE. CONSIDER USING EITHER THE OFFICE OR BOOKSTORE DOOR AS THE ASSESSABLE ROUTE FOR THE GARAGE AREAS OR REPOUR THE SIDEWALK AND RESET THE GRANITE CURB TO ELIMINATE THE SLOPED CURB CUT.
8. REMOVE STEEL SRRATES AND FILL TRENCH WITH CONCRETE. LEVEL FLOOR IN HATCHED AREA, APPROXIMATELY 6'-0" FROM INTERIOR WALL. HEIGHT OF CONCRETE MAY VARY IN ORDER TO ALIGN WITH EXISTING THRESHOLD/EXISTING FLOOR, SLOPES SHALL NOT EXCEED 2:48. SEE GENERAL NOTE N FOR ADDITIONAL INFORMATION.
WALL TYPE AND FLOOR/CEILING ASSEMBLY NOTES:
1. SEE FLOOR PLAN FOR ALL PARTITION TYPES AND LOCATIONS.
2. EXTEND RATED WALLS AND SHEATHING FROM THE FLOOR TO THE BOTTOM OF THE STRUCTURAL SHEATHING OF THE FRAMING SYSTEM, TYPICAL, UNLESS NOTED OTHERWISE, SEE WALL TYPES FOR DETAILS.
3. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT THE INTERIOR WALLS OF ALL BATHROOMS AND THE BOTTOM 4' OF WALLS ON CONCRETE SLABS AND AT ALL WALLS BELOW GRADE.
4. WHERE NON-RATED ASSEMBLIES INTERSECT RATED ASSEMBLIES THE ENTIRE RATED ASSEMBLY SHALL BE CONTINUOUS AND ALL PENETRATIONS SHALL BE FIRE SEALED. WHERE TWO RATED ASSEMBLIES INTERSECT, THE HIGHER RATED ASSEMBLY SHALL BE CONTINUOUS.
5. SEAL ALL PENETRATIONS IN RATED FLOORS, WALLS, AND CEILINGS ASSEMBLIES USING CORRESPONDING FIRE SEALANT. THE CONTRACTOR SHALL PROVIDE ENGINEERED JUDGEMENTS FOR ALL PENETRATIONS AND JOINTS THOUGH RATED ASSEMBLIES.
6. MATCH THICKNESS AT EXISTING WALL ASSEMBLIES, TYPICAL.
7. FOR RATED PARTITIONS, REFER TO THE UL ASSEMBLY FOR SYSTEM DESIGN NOTATION CONCERNING FASTENING, TAPING, AND MATERIAL MANUFACTURERS INFORMATION.

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CAULKING AND SEALANTS (NOT SHOWN) APPLY BEAD OF ACOUSTICAL SEALANT AROUND PARTITION PERIMETER FOR SOUND CONTROL

5/8" TYPE 'X' GYPSUM BOARD

3 5/8" WIDE STEEL STUD SPACING 24"

JOINTS AND NAIL HEADS COVERED WITH JOINT COMPOUND AND TAPE

R-19 CLOSED CELL SPRAY FOAM INSULATION

1 LAYER 5/8" TYPE 'X' GYPSUM BOARD

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CAULKING AND SEALANTS (NOT SHOWN) APPLY BEAD OF ACOUSTICAL SEALANT AROUND PARTITION PERIMETER FOR SOUND CONTROL

5/8" TYPE 'X' GYPSUM BOARD EACH SIDE

3 5/8" WIDE STEEL STUD SPACING 24"

JOINTS AND NAIL HEADS COVERED WITH JOINT COMPOUND AND TAPE

R-19 GLASS BATT INSULATION, FRICITION FIT 1 1/4" THK. X 15 1/4" WIDE BETWEEN STUDS

(2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE

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WALL TYPE "B" EXTERIOR INSULATED WALL

3" = 1'-0"

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WALL TYPE "A" 1 HR OR 2 HR WALL

DESIGN NO. U419

3" = 1'-0"
STAIR CODE REQUIREMENTS

1. ALL DIMENSIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED TO DETERMINE COMPLIANCE WITH THE CODE AND THE FOLLOWING NOTES

2. HEADROOM SHALL BE 6'8" MINIMUM MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOISING TO THE CEILING ALONG THE ENTIRE FLIGHT OF STAIRS.

3. MAXIMUM RISER HEIGHT SHALL BE 7 INCHES. THE MINIMUM TREAD DEPTH SHALL BE 11 INCHES.

4. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLER OF
   A. 20" DEATH FROM THE FLOOR OR;
   B. 3/8" IN ANY FLIGHT OF STAIRS.

5. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS.

6. THE RISERS SHALL BE SOLID AND SLOPED UNDER THE TREAD ABOVE FROM THE UNDERSIDE OF THE NOISING ABOVE AT AN ANGLE NOT MORE THAN THE 30 DEGREES FROM THE VERTICAL. THE LEADING EDGE (NOISING) OF TREADS SHALL PROJECT NOT MORE THAN 1 1/4" IN ANY FLIGHT OF STAIRS.

7. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOISING, SHALL BE UNIFORM, NOT LESS THAN 31 INCHES AND NOT MORE THAN 38 INCHES. PROVIDE RAILINGS AT 36 INCHES, UNLESS NOTED OTHERWISE.

8. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" INCHES AND NOT GREATER THAN 2 INCHES.

9. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE. THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE STAIR FLIGHTS AT STAIRWAYS.

10. GUARDRAILS SHALL BE DESIGNED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

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**Diagram Description**

- **Top of Guardrail:**
  - Wood baluster system, spaced 3 7/8" apart max. at narrowest points, painted, fasten to top rail and tread with screws.

- **Stringers:**
  - Anchor newel structure to solid wood framing.
  - Gypsum board finish tight to stair and landing and stringer framing, painted typical.

- **Treads:**
  - Prefomed wood top and bottom rail, painted, center on newel support posts.

- **Wood Handrail:**
  - 1 1/2" minimum wall and railing.
  - 4 1/2" maximum projection from wall to outside edge of railing.

- **Handrail Bracket:**
  - Single hole attachmentpreferred, attached to framing or solid 2x blocking. Spacing shall be per manufacturers recommendations.

- **Stair Tread nosing:**
  - Handrail height, measured vertically from the sloped plane adjoining the tread nosing.

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**Notes:**

- PREDRAIL ALL FRAMING MEMBERS TO MINIMIZE SPLITTING, TYPICAL.

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**Legend:**

- **1.** INTERIOR HANDRAIL DETAIL 'A'
  - 1" = 1'-0"

- **2.** INTERIOR HANDRAIL DETAIL 'B'
  - 1" = 1'-0"
## DOOR SCHEDULE

<table>
<thead>
<tr>
<th>Door Number</th>
<th>Width</th>
<th>Height</th>
<th>Thickness</th>
<th>Door Type</th>
<th>Door Material</th>
<th>Frame Type</th>
<th>Frame Finish</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3'-0&quot;</td>
<td>6'-8&quot;</td>
<td></td>
<td>FLUSH</td>
<td>METAL</td>
<td>HOLLOW METAL</td>
<td>PAINTED</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>6'-0&quot;</td>
<td>6'-8&quot;</td>
<td>0'-1 3/4&quot;</td>
<td>FLUSH</td>
<td>WOOD</td>
<td>HOLLOW METAL</td>
<td>PAINTED</td>
<td>CUT DOOR AND FRAME TO FIT AVAILABLE HEADROOM</td>
</tr>
</tbody>
</table>

### DOOR HARDWARE NOTES:
1. PROVIDE WALL, FLOOR OR HINGE STOPS TO PREVENT HARDWARE OR DOORS FROM DAMAGING ADJACENT SURFACES. STOP TYPE IS LISTED IN ORDER OF PREFERENCE.
2. COORDINATE KEYED HIERARCHY WITH TENANT PRIOR TO SHOP DRAWING SUBMITTAL.

#### 1. HINGE:
- SBB1 4-1/2" X 4-1/2" (Hi-2) Ives
- LEVER:
- ADA LEVER 630 SCHLAGE
- WALL STOP:
- 405 US360 (ST-1) ROCKWOOD
- GASKETING:
- 5773BI 17° (GA-4) PEMKO

#### HOLOW METAL FRAME NOTES:
1. CONSTRUCTION MANAGER SHALL VERIFY ALL QUANTITIES, AVAILABILITY, AND ROUGH OPENING SIZES WITH THE HOLLOW METAL FRAME MANUFACTURER PRIOR TO SHOP DRAWING SUBMITTALS. NOTIFY ARCHITECT/OWNER OF ANY LEAD TIME ISSUES OR DIMENSIONAL DISCREPANCIES.
2. HOLLOW METAL FRAME ASSEMBLIES ARE 2" TYPICAL. SIDELITE SILLS EXTENDED TO THE FLOOR SHALL BE 4" TALL.
3. TEMPER ALL GLAZING, TYPICAL.
4. ARCHITECTURAL GLAZING FILM BASED ON: SOLYX, SU-0548-60, DUEL FEATHER GRADIENT, OR EQUIVALENT.
Hartford Design Review Committee
January 12, 2023
Meeting Notice and Agenda

The Hartford Design Review Committee will meet on Thursday, January 12, 2023, beginning at 5:00 P.M. to consider the following Administrative Matters.

This meeting will be conducted in person at Hartford Town Hall, 171 Bridge Street, White River Junction, Vermont. In addition, you may join the meeting remotely as follows:

Microsoft Teams meeting

Join on your computer, mobile app or room device

Click here to join the meeting
Meeting ID: 237 474 550 212
Passcode: Cm9oq6

Download Teams | join on the web

Or call in (audio only)
1 (802) 377-3677
Phone Conference ID: 664 502 021#

If you cannot access this meeting notice electronically or if you are having difficulty connecting to the meeting, please e-mail Jo-Ann Ells at jells@hartford-vt.org

Administrative Matters

1. Sketch plan review of conceptual plans by COVER Home Repair, Inc. for exterior changes to the building at 158 South Main Street, White River Junction, in CB and Design Review districts.


Information is available for review at the Department of Planning & Development Services, Hartford Town Hall, 171 Bridge Street, Room 205, White River Junction, (802) 295-3075, and in the Agenda and Minutes section of the Town’s Website which can be found at https://www.hartford-vt.org